

10/26/09 3:42:42 33  
OK W BK 620 PG 61  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**SPACE ABOVE THIS LINE FOR RECORDING USE ONLY**

**STATE OF MISSISSIPPI**

**95004126**

**COUNTY OF DeSoto**

Prepared by and Return to:

**Almon M. Ellis, Jr. (MS BAR #101914)**

Loan No. **34172114**

Select Title and Escrow

USLT No. 95004126

7145 Swinnea Rd, suite 2

Southaven, MS 38671

(662) 349-3930

File # 09-1188

GRANTOR:

U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR  
ASSET BACKED SECURITIES TRUST 2005-WMC1, MORTGAGE PASS-  
THROUGH CERTIFICATES

12001 SCIENCE DRIVE SUITE 110B

ORLANDO, FL 32826

770-977-0933

GRANTEE:

Em Le and Oanh Le

9207 Joe Lyon BLVD  
Olive Branch, MS 38654  
A-901-216-7143  
W-None

INDEXING INSTRUCTIONS:

LOT 62, Sec. B Lyons Gate Subdivision, Sec 22 T -1-S, R-6-W Olive Branch, DeSoto  
COUNTY, MISSISSIPPI PB 65, PG 16

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby

acknowledged, the undersigned, **U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2005-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES**, by **Ocwen Loan Servicing, LLC, successor by merger to Ocwen Federal Bank, FA, its Attorney In Fact**, by and through its duly authorized and appointed officer or director, does hereby Grant, Bargain, Sell, Convey, and Specially Warrant unto **Em Le and Oanh Le, As tenants by the entirety with full right of survivorship and not as tenants as common** GRANTEE(S), that certain land and property situated and being in DeSoto County, State of Mississippi, to-wit:

**Land situated in DeSoto County, Mississippi to wit:  
Lot 62, Section "B", Lyons' Gate Subdivision, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 65, Page 16, in the office of the Chancery Clerk of DeSoto County, Mississippi.  
Also known as 9207 Joe Lyon Boulevard, OLIVE BRANCH, Mississippi 38654**

**Parcel ID #: 1065-2218.0-00062.00**

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 614 at Page 770 in the aforesaid County and State.

"Grantor covenants that it has possession of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise"

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property

WITNESS my signature this the 22nd day of October, 2009.



U.S. BANK N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF MASTR ASSET  
BACKED SECURITIES TRUST 2005-WMC1,  
MORTGAGE PASS-THROUGH  
CERTIFICATES by Ocwen Loan Servicing, LLC,  
successor by merger to Ocwen Federal Bank, FA,  
its Attorney In Fact

BY: [Signature]  
Title: Keith Chapman REO Manager  
ITS: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

Personally appeared before me, the undersigned authority in and for the said county, and state on this 22nd day of October, 2009, within my jurisdiction, the within named Keith Chapman, who acknowledged that he is REO Manager for Ocwen Loan Servicing, LLC, successor by merger to

[Signature]  
NOTARY PUBLIC-STATE OF FLORIDA  
Jewett Simpson  
Commission # DD897970  
Expires: JULY 25, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

**Ocwen Federal Bank, FA, its Attorney In Fact** for U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2005-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES, and that for and on behalf of said corporation and as the act and deed of said corporations, she executed the above and foregoing instrument after first having been duly authorized by U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2005-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES so to do.

Given under my hand and official seal, this the 22 day of October, 2009

*Jewett Simpson*  
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA  
Jewett Simpson  
Commission # DD897970  
Expires: JULY 25, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

MY COMMISSION EXPIRES: \_\_\_\_\_

Tax ID No.: 1065-2218.0-00062.00	
Transfer Tax: \$	
<b>Return to after recording:</b>	<b>Send new tax bills to:</b>
Select Title and Escrow	Em Le and Oanh Le
7145 Swinnea Rd, suite 2	
Southaven, MS 38671	
File No: 95004126	
Client No.: 34172114	
Other No: 341721141 09212009	